

PROJECT BY  
**MARVELLA**  
DEVELOPERS

  
**Marvella**  
The Mall  
**ROAM SHOP ENJOY**

FOOTFALLS OF  
GROWTH ARE HERE.



GET READY  
TO CASH IN.

# THE FLOURISHING CITY OF SURAT INVITES YOU...

Opportunities are all around us. But the big task lies in identifying the promising one, which has the potential to deliver desired results. In face of dynamic market conditions marked by constant influx of national and international competition, it has grown more important to have a futuristic view of the investments to be made for business growth. There is little doubt that one who has an observant eye toward the market developments and sharp business acumen, invariably succeed in tapping the right opportunity at the right time.

Here's a promising opportunity to grow your business in the vibrant textile & diamond city Surat. Marvella Group presents Marvella Mall, a lucrative new-age retail destination on the well developed 200 feet Surat-Hazira corridor.



# SURAT A THRIVING COMMERCIAL HUB

Surat is the second largest city of Gujarat and one of the major residential and commercial centers in Gujarat. Renowned across the globe for its unparalleled diamond polishing and textiles business, this bustling city has remained a place of great significance in trade and commerce since ancient times.

Also popularly known as the 'textile city', 'silk city' and 'diamond city', Surat is among the fastest growing Indian cities and has been highly commercialized over time. Besides textiles and diamond business units, it boasts of presence of large number of industrial units including corporate giants like Reliance Petrochemical, Essar, Shell, ONGC and GAIL to name a few.

With leading property developers now entering the real estate space in the city following its tremendous potential, the realty sector of Surat has grown manifold in the past few years. The rising frequency of malls, multiplexes and retail outlets across the city reflects the changing face of Surat, which has resulted in constant rise in its retail property sector attracting interest of builders, investors and businesses from across the country and beyond. Thus reinforcing the potential of the investment and business opportunities presented by the city.



## ONE STOP SHOPPING DESTINATION



Marvella Mall is the new face of evolving mall culture in Surat. It is all set to become the landmark lifestyle mall featuring national and international brand outlets across products and services to meet the growing lifestyle and recreation needs of over 5 million people of the diamond city. Vis-a-vis, it presents a worth-grabbing opportunity for the retail businesses to reap the dividends of intelligent investment in the upcoming hot and happening retail destination of Surat that is strategically located on fast developing Pal-Adajan Road.



# THERE'S WORLD CLASS SHOPPING AND ENTERTAINMENT

The lively atmosphere, the alluring deals, the beautiful ambience, the numerous brands and umpteen choices are some of the many reasons that have changed the shopping mantra of most of us. In this era of contemporary marketplaces – the irresistible malls, it's more about having a wonderful experience while going shopping.



Marvella Mall is spread in 3,00,000 sq. ft. of retail space with 20,000 sq. ft. of air conditioned Atrium Space for multitude of activities. It provides ideal retail spaces for national & international brand shops and showrooms as well as offers various entertainment facilities.





## SHOPPERS WILL COME DRIVING IN

With the advent of malls in India, the shopping destination preferences of the consumer have remarkably shifted from the traditional bazaars to one-stop-shopping malls. And the malls have played a significant role in changing the profile of Surat. Being known for its textiles and diamonds all around the world, the city also attracts a large number of tourists who specially come down to shop around in Surat.

Marvella mall is set to become one-of-its-kind mall in Surat. It is positioned in the middle of the prosperous business and entertainment center of the city, is surrounded by various socio-cultural and business establishments and capitalizes on its unique features and location advantages.



- It's the first A/C mall in Pal-Adajan area
- It's the first river facing mall of Surat in close proximity to the proposed River Front Project on the bank of river Tapi
- It is just 1000 meters from the proposed cable stayed bridge connecting Athwalines (the old hub) and Adajan (the new hub) in Surat city
- Located on well developed 200 ft. Surat-Hazira Corridor
- Divine Location - Famous religious places like Annapurna Temple, Pardeswar Mahadev Temple, Shree Ram Temple, Jain Temple and Haveli Temple located nearby the mall
- Restaurants, premium residences, business centers of MNCs in the vicinity
- Ample provision for parking, security & basic amenities
- Easy connectivity with airport, bus station, railway station and Suwali Beach



PARK YOUR  
BUSINESS  
HERE



Marvella Mall holds immense potential to pull in footfalls in huge numbers owing to its prime location advantages and magnificent mall features. The socio-economic diversity inherent in the population of the city and the peak location presents excellent opportunity for small, medium and large scale retailers to park their business in a profitable land.



 ANCHOR  GROCERY  ACCESSORIES  CASUAL WEAR

This architectural floor plan illustrates the layout of a building complex, featuring various rooms, courtyards, and parking areas. The plan is color-coded and includes the following details:

- Rooms and Dimensions:**
  - Rooms 1 through 7 are located on the right side of the plan, each with a specific area and description:
    - Room 1: 70' 4.5" X 28' 5" S.B.A 3844.70
    - Room 2: 70' 4.5" X 24' 7.5" S.B.A 3332.65
    - Room 3: 70' 4.5" X 23' 0" S.B.A 3112.75
    - Room 4: 70' 4.5" X 24' 6" S.B.A 3315.75
    - Room 5: 70' 4.5" X 24' 6" S.B.A 3112.75
    - Room 6: 70' 4.5" X 23' 0" S.B.A 3112.75
    - Room 7: 70' 4.5" X 34' 7.5" S.B.A 4686.00
  - Rooms 8 through 23 are located on the left side of the plan, each with a specific area and description:
    - Rooms 8-10: 10' 0" WIDE PASSAGE
    - Rooms 11-13: 10' 0" WIDE PASSAGE
    - Rooms 14-16: 10' 0" WIDE PASSAGE
    - Rooms 17-19: 10' 0" WIDE PASSAGE
    - Rooms 20-22: 10' 0" WIDE PASSAGE
    - Rooms 23-27: 8' 0" WIDE PASSAGE
    - Rooms 28-31: 8' 0" WIDE PASSAGE
    - Rooms 32-34: 8' 0" WIDE PASSAGE
    - Rooms 35-38: 8' 0" WIDE PASSAGE
    - Rooms 39-41: 8' 0" WIDE PASSAGE
    - Rooms 42-45: 8' 0" WIDE PASSAGE
    - Rooms 46-50: 8' 0" WIDE PASSAGE
    - Rooms 51-56: 8' 0" WIDE PASSAGE
  - Rooms 57B through 71B are located at the bottom center, each with a specific area and description:
    - Rooms 57B-62B: 10' 0" X 25' 0" S.B.A 480.75
    - Rooms 63B-68B: 10' 0" X 25' 0" S.B.A 480.75
    - Rooms 69B-71B: 10' 0" X 25' 0" S.B.A 480.75- Courtyards and Landscaping:** Several courtyards are shown throughout the plan, each containing small trees and shrubs.
- Vertical Circulation:** Lifts (UP/DN) are indicated at various points, and a ramped section is labeled "RAMP".
- External Areas:** The plan shows a "60.00 MT. WIDE ROAD" running along the right side and a "18.00 MT. WIDE ROAD" running along the bottom. An "ENTRY" point is marked on the top right.
- Orientation:** A compass rose is located in the bottom right corner.



ANCHOR GROCERY ACCESSORIES CASUAL WEAR  
ANCHOR MEN'S WEAR WOMEN'S WEAR

This figure displays an architectural floor plan of a building, likely a residential or institutional structure. The plan includes a detailed layout of rooms, hallways, and exterior areas. Key features include:

- Rooms:** Numerous rooms are labeled with numbers and dimensions. Notable rooms include:
  - Rooms 135, 130, 126, 125, 124, and 123 in the top left corner.
  - Rooms 122 through 108A in the top center.
  - Rooms 107, 106, 105, 104, and 103 along the right side.
  - Rooms 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, and 171A in the bottom right.
  - Rooms 131, 132, 133, 134, 143, 144, 145, and 146 in the center-left area.
- Dimensions:** Each room is defined by its width and depth, such as "10' 0" X 10' 0"" or "13' 7.5" X 35' 0"".
- Labels:** Labels include "S.B.A.", "DN", "UP", "LIFT", and "TOILET".
- Exterior:** The plan shows an exterior area with trees, shrubs, and a parking lot with several cars.
- Orientation:** A compass rose is located in the bottom right corner.

RESTAURANT

FOOD COURT

MULTIPLEX

GAMING ZONE

# 4th FLOOR PLAN



## MAIN FEATURES

### EXCLUSIVE CRITERIA

- Wi-Fi Zone
- Fully Glazed Elevation
- 24x7 Security system
- Commercial Space from 437 sq.ft. to 4686 sq.ft.

### MAIN RECEPTION ENTRANCE (atrium)

- 56'-Floor Height Huge Atrium
- Fully Air Condition Mall
- Separate Toilet Block for Ladies & Gents in Each Floor
- Grand Entrance Foyer and well decorated Lobby and 10 ft Wide Passages at All Floor

### SAFE COMMERCIAL BUILDING

- Fire N.O.C
- Fire Safety
- SMC Development Permission
- Str. Design Considering Last Earthquake
- B.U.C
- N.A. Land with Registered Sale deed
- Air Port N.O.C
- RCC Framed Structure Designed with Post TensionCable as per N.O.C
- Aviation Light
- Use of Sweet Water for Construction

### COMPOUND WALL

- Designer Compound wall Around Campus with Decorative Lights

### PARKING

- Two Level Parking
- Approx. 600 Car & 1000 two wheeler

### FLOORING

- Fully Granamite Flooring

### INSIDE FINISHING

- 2 Coat White Lapi coat

### CERAMICS

- Hindware / Cera / Equivalent Standard Basin & Vessels

### HARDWARE

- S.S. Hardware Fitting of Standard Company

### SHOWROOM SHUTTER

- Galvanized Rolling Shutter

## SPECIFICATIONS

### PASSAGE FLOORING

- 1Mx1M Fully Granamite Flooring.

### TOILET

- Jaguar Cock Fitting.
- Exhaust Fan in Toilet.
- Granamite in Wall & Floor.
- Wall Hung Closet.

### STAIR CASE

- Granite Tread & Granamite Riser.

### ELECTRIFICATION & POWER LOAD

- Concealed & Anchor / Hvalets / Equ. Std. Modular Switches.
- Copper Wiring ISI Brand.
- T.V. Point, Telephone Point, Fax Point, Xerox Machine Point
- Computer & Printer Machine Point.
- 3 Phase. Electrical Metre in Each Unit (Chargeable)

### PLASTER / TEXTURE / COLOR

- Double Coat Mala Plaster With Texture Finish Also with

### Double Coat Color

## OUR PROJECTS



## GROUP PROFILE

Marvella Group is one of the prominent real estate developers in Surat. Since its inception, the group has evolved to achieve trust and reputation of rank in the industry with its best-in-class development projects. Thriving on its core values of trust, quality, expertise and integrity, it has several prestigious projects in residential and commercial domain to its credit.

Backed by a strong and dedicated team of people with in-depth knowledge, experience and expertise, Marvella Group creates such properties that not only meet high industry standards but also exceed them and create new benchmarks for the industry.



For Booking :  
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Structural Designer : **Shyam Bhandari**

Mall Consultant : **INDUS Advisor**

**Disclaimer:**

- Advanced fixed maintenance will be taken in advance
- SMC Tax, GEB charges, VAT / Service Tax / GST will be charged extra
- Irregular payment cause cancellation of booking
- Internal & External changes shall not be allowed
- Developer reserves all rights to make any changes into the scheme including technical specification designs, planning, lay-out and all the allottees / purchasers shall abide by such changes
- All detail in this brochure are for easy information purpose only and this is not part of legal document
- Subject to surat jurisdiction

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